



Savoy Court, Shaftesbury

Asking Price £260,000

Savoy Court, Shaftesbury, Dorset SP7 8BN

- No Forward Chain •Two Double Bedrooms •Large Sitting Room with Double Aspect
- Kitchen/Breakfast Room with Views •Garage to the Rear •Lift Access to the Apartment
- Light and Airy Accommodation •EPC: D

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Claysmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditional English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist. There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country.

DESCRIPTION

A light and spacious two bedroom, first floor apartment offered for sale with no forward chain. The property is well located within Shaftesbury town centre, being walking distance to local amenities and is situated in a popular development of apartments.



The property is entered via a communal hallway and stairwell, which also benefits from lift access to the first floor where the apartment is found. Entering through the door into the apartment is a long hallway which provides access to all rooms within. At the far end is the large sitting room, which has ample space for a sitting and dining area, with windows to the front and rear aspect providing plenty of natural light. The kitchen/breakfast room is adjacent which is well-equipped with space for a table and chairs, with countryside views to the rear.

Both bedrooms are double bedrooms with the main bedroom benefitting from two fitted wardrobes and double aspect, and the second also having a fitted wardrobe and window to the front aspect. The bathroom is centered in the apartment with a large walk-in shower cubicle.





OUTSIDE

The property benefits from a single garage which is accessed through the residents car park to the rear of the development. Savoy Court also boasts communal gardens which are predominantly laid to lawn with colourful flower beds and seating areas.

TENURE

Share of Freehold Length of Lease: 125 years from 2002 (87 years remaining) Service Charge: Approximately £2,000 P.A. Ground Rent: None

SERVICES

Mains Electric, Water and Drainage are connected. The property is heated via Electric Heating.

COUNCIL TAX

Council Tax Band D.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.
01747 213106 sales@boatwrights.co.uk www.boatwrights.co.uk

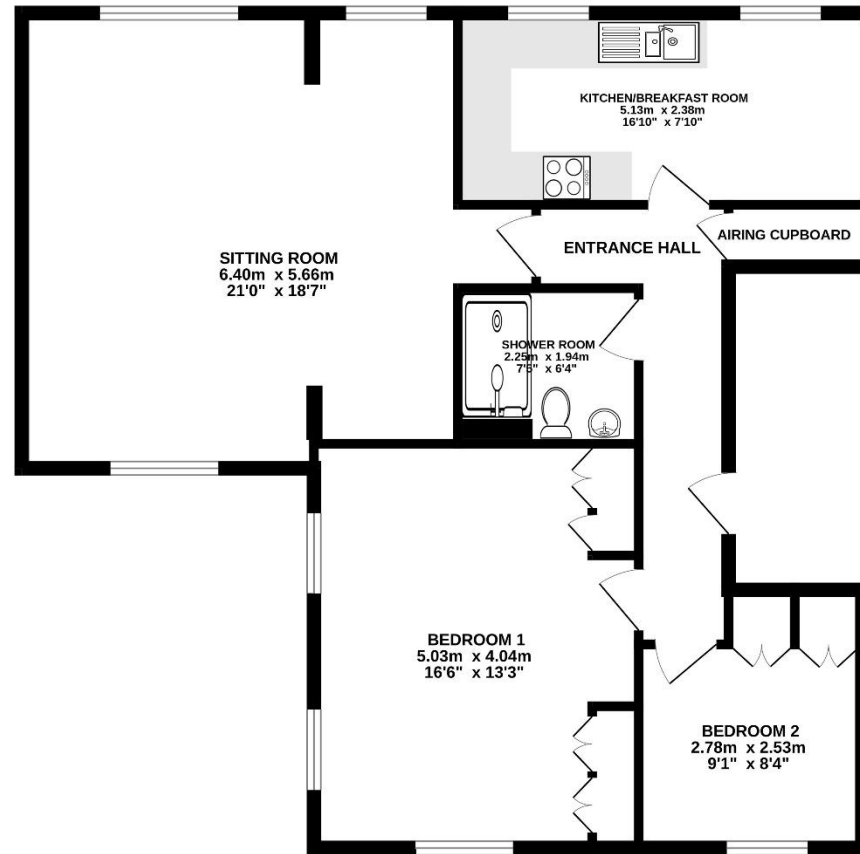
STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlit/land-and-property.htm





GROUND FLOOR
89.5 sq.m. (963 sq.ft.) approx.



TOTAL FLOOR AREA : 89.5 sq.m. (963 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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